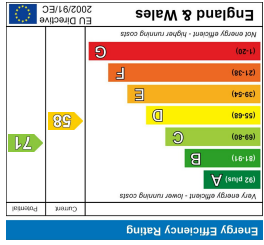


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map

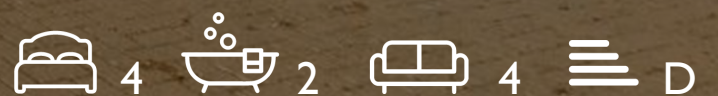


Floor Plan



342 Broadgate  
Weston Hills, Spalding, PE12 6DA

Offers In Excess Of £370,000





## 342 Broadgate

Weston Hills, Spalding, PE12 6DA

Situated in the semi-rural Lincolnshire Hamlet of Weston Hills, with easy access to both Spalding and Peterborough, we are delighted to bring to the market this wonderfully improved and spacious, EXECUTIVE DETACHED bungalow, which has undergone a vast scheme of improvements throughout its current period of ownership, and offered for sale with the added benefit of NO FORWARD CHAIN. Offering modern and versatile living accommodation throughout, spread over approximately 1700 square feet.

Comprising internally of a uPVC entrance porch, leading into a spacious L-shaped entrance hall, providing central access to all main bedroom and living areas. There is a country style breakfast kitchen, with tiled flooring and some integrated Bosch appliances. The kitchen then leads through to both a utility room, and a conservatory. Next to the kitchen is also a separate dining room which could have a variety of uses, with French doors onto the rear elevation. The living room is of a good size, with a window to the side elevation, wood effect laminate flooring and a feature fireplace. Accessed from here is a further uPVC conservatory with fitted window blinds. Also benefitting from four double sized bedrooms, with the master having an en-suite shower room and fitted wardrobes. The main family bathroom has recently been refurbished to a high standard with a modern three-piece suite, including a jacuzzi bath with shower over. Externally to the front there is a block paved driveway providing ample off street parking for several vehicles, whilst to the rear there is a low maintenance garden with a detached uPVC garden room, and field views. All in all, an extremely spacious property providing versatile accommodation throughout, early viewings advised.

**Entrance Hall**  
20'10" x 3'9"

**Master Bedroom**  
11'10" x 12'4"

**En-Suite**  
5'10" x 5'8"



**Bathroom**  
7'8" x 5'8"

**Bedroom Four**  
9'8" x 10'4"

**Lounge**  
18'11" x 11'11"

**Conservatory**  
7'5" x 10'9"

**Dining Room**  
12'0" x 9'6"

**Kitchen**  
11'10" x 10'11"

**Utility Room**  
9'0" x 5'11"

**Conservatory**  
7'8" x 17'4"

**Bedroom Two**  
16'9" x 8'5"

**Bedroom Three**  
10'5'11" x 10'5"

**Garden Room**  
10'0" x 10'0"

**EPC - D**  
58/71

**Tenure - Freehold**

